82946

CBCL Limited

Report

Town of Bishop's Falls

Municipal Plan
1983 - 93

November 1983

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COUNCIL RESOLUTION

Resolved, pursuant to Section 16 of the Urban and Rural Planning Act, that the Council of the Town of Bishop's Falls adopt the Municipal Plan entitled The Town of Bishop's Falls Municipal Plan 1983 - 1993 and prepared by CBCL Limited.

Resolved further, pursuant to Section 18 of the Urban and Rural Planning Act, that the Council apply to the Minister of Municipal Affairs for the setting of the time and place of a public hearing to consider objections or representations to the adopted plan.

PROPOSED BY: _____

SECONDED BY: _____

Certified as a correct copy of a resolution passed at a meeting of Council held at Bishop's Falls on the day of , 1984

_____

CLERK.

MINISTER'S APPROVAL

I, Hazel R. Newhook, Minister of Municipal Affairs, under and by virtue of the powers conferred by Section 25 of the Urban and Rural Planning Act, Chapter 387 of the Revised Statutes of Newfoundland 1970 hereby approve the Town of Bishop's Falls Municipal Plan 1983 - 1993 adopted by the Council of the Town of Bishop's Falls on the day of , 1984.

Dated at St. John's this day of , 1984.

Hazel R. Newhook,
Minister of Municipal Affairs

In the Presence of:

J. T. Allston, F.C.I.P.,
Director of Urban and Rural Planning.

SEAL AND SIGNATURE

Signed and sealed pursuant to Section 16 (3) of the Urban and Rural Planning Act this day of , 1984.

(SEAL)

Mayor

CLERK'S CERTIFICATE

Certified that the attached Municipal Plan is a correct copy of the Municipal Plan adopted by the Council of the Town of Bishop's Falls on the day of , 1984.

Clerk.

BISHOP'S FALLS MUNICIPAL PLAN 1983 - 93

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1. INTRODUCTION

1.1 Purpose of the Plan

The Bishop's Falls Municipal Plan Review has been prepared in order to provide Council with a comprehensive policy document for the management of growth within the Bishop's Falls Municipal Planning Area. The Plan has been designed to guide development over the ten-year planning period 1983 - 1993. The intention of the Plan is to repeal and replace the Bishop's Falls Municipal Plan (1976). Where appropriate, sections of the 1976 Municipal Plan have been included.

The Plan has been drafted following a comprehensive review of the Bishop's Falls Municipal Plan (1976) and all other documents pertaining to the Town of Bishop's Falls.

All relevant planning issues as required under The Urban and Rural Planning Act (1970) have been assessed, including a survey and study of land use, population growth, economic base of the planning area, its present and future transportation and communication needs, public services and social services.

The approved Plan, subject to any amendments and regulations, will be the guide on which all development in the planning area must be based and to which such development must conform.

The Plan is based on the complete survey and analysis undertaken during the Municipal Plan Review. The work conducted during the review is presented in the Background Report, presented in a separate volume.

The Plan consists of three major sections, which follow as Sections 2, 3 and 4.

Section 2 identifies the planning goals which the Town of Bishop's Falls wishes to achieve in the long term. It also contains the specific objectives through which the municipality can move towards the fulfillment of its goals during the ten year planning period (1983 - 1993).

Section 3 of the Municipal Plan relates specifically to the use of land within the Town of Bishop's Falls Planning Area. It consists of proposed land use maps and policies to guide development of these uses.

Section 4 deals with the implementation of the Plan through phasing, and a capital works program. It outlines the land use regulations to be adopted after the Plan itself is in effect.

2. GOALS AND OBJECTIVES

It is the intention of the Municipal Plan to establish a number of goals and objectives. A goal is a desired state which reflects the long-range purpose of the Plan and is related to a major area of concern. An objective is a short-range step toward the goal. It is concrete, realistic, action-oriented and attainable within a period of three to five years. The achievement of an objective should move the goal closer to reality.

Based on a comprehensive study of the planning aspects of the Bishop's Falls Planning Area the following are the goals and objectives of this Municipal Plan, which are to be pursued within the ten year planning period.

2.1 Physical Structure

Goal: To encourage a growth structure for Bishop's Falls which will ensure land use compatibility, orderly development and the economic use of municipal services.

Objectives: To encourage the growth of the Station Road/Helen Tulk Memorial Avenue Area as the central commercial area for the town.

To prevent development in sections of the municipality which cannot be economically serviced, e.g., the land between the Roman Catholic Cemetery and Valleyview Road which would be expensive to service with a reliable water supply.

To prevent development in the Rural portion of the Planning Area, except for traditional resource-based uses such as agriculture and forestry. Particular attention will be paid to the control of development at Grenfell Heights Extension and Thirteen Mile Crossing.

To allocate land for future development on the basis of its best use considering its physical characteristics and location, e.g., recreational development around the lagoon on Fox Farm.

To prevent development in areas where slopes are in excess of 15%.

2.2 Economic Opportunities

Goal: To encourage the development of additional employment opportunities to serve the present and future population.

Objectives: To prepare an Improvement Scheme for the Station Road/Helen Tulk Memorial Avenue area which would encourage other commercial enterprises to locate there and form the main commercial centre for Bishop's Falls.

To support other commercial development at Main Street/Mayor Avenue and Main Street West to serve as local commercial centres.

To prepare a Development Scheme for the land north of Diamond Pond designated for Industrial Use.

To undertake a small feasibility study to determine the potential for additional general and light industrial uses in Bishop's Falls.

2.3 Housing

Goals: To provide for an adequate quality, quantity and mix of housing to serve the needs of the present and future population.

To provide for good quality residential environments through good site design and a high standard of municipal services.

Objectives: To restrict future residential development to those areas in the Town where either the provision of piped water and sanitary sewerage presently exists, or where such services can easily and economically be extended.

To restrict future residential development to planned new subdivisions and controlled infilling. The main subdivisions are King's Road, Adams' and Fox Farm. A Development Scheme is to be drawn up prior to development of the Fox Farm property.

To provide for the development of a Mobile Home Subdivision on a site east of Country Road, as designated on Map 3.1.

To hold land east of Maple Street and west and east of Upper Valleyview Road in reserve for residential development beyond the 1983 - 1993 Planning Period, (see Map 3.1).

To encourage residential lot enlargement of property lying between Main Street and the railway line west of Station Road. This would be dependent on the railway company being willing to transfer title.

2.4 Municipal Services

Goal: To provide, where possible, a full range of municipal services to Bishop's Falls in the most economic fashion.

Objectives: To prohibit further residential development in areas not serviced by municipal water and sewage, e.g., Grenfell Heights Extension and Thirteen Mile Crossing, except as residences accessory to Rural uses.

To ensure that all unserviced development, is serviced by individual water supply and sewage disposal systems which meet the standards of the Departments of Health and Environment.

To provide fire protection to all residences through the provision of adequate residential fire flows.

2.5 Transportation

Goal: To provide a safe and efficient internal and external transportation network to serve Bishop's Falls.

Objectives: To facilitate access to the town by industrial and local traffic.

To encourage the commissioning of a Study which would examine the feasibility of re-opening the Grand Falls Central Railway Line.

To encourage use of the railway line as part of the pedestrian circulation system for the town, subject to it being acceptable to the railway company.

To support Department of Transportation's plans to construct interchanges at the intersections of Main Street and the TCH Access Road with the Trans Canada Highway in conjunction with the upgrading of the TCH to four lanes.

To discourage the use of the Trans Canada Highway for local traffic and help to maintain the local road system as a usable link between the various parts of town.

To continue with a comprehensive program of road maintenance and upgrading.

To encourage an efficient vehicular parking and circulation system in the downtown area which could be addressed in the Downtown Development Scheme.

2.6 Community and Social Services

Goal: To provide a full range of community and social services to Bishop's Falls.

Objectives: To ensure that a minimum of 5% of the area developed for residential subdivisions is reserved for open space/recreational use, the most desirable portion of land to be determined by Council at the time of development.

To encourage the development of the Fox Farm lagoon area as a multi-use park, the extent of development to be governed by the flood susceptibility of the area.

To support development of the Kinsmen's Drive - Forest Road area as the major focus for civic, cultural and educational facilities in the town.

To encourage the provision of additional community services in response to needs as they are identified.

To encourage the multi-functional use of existing community buildings (schools, churches, etc.).

2.7 Environment

Goals: To provide a pleasant and safe living and working environment in Bishop's Falls.

To maintain and enhance the natural resources of the Planning Area (e.g., the Exploits River, Diamond Pond and the Lagoon).

To provide for the health, safety and welfare of the general public.

Objectives: To provide buffers between residential areas and commercial and industrial developments, e.g., around the Farmer's Co-op development.

To prohibit development in excessively marshy areas or areas liable to flooding.

To encourage development of pedestrian links which would provide public access to the river bank and lagoons within the Bishop's Falls Planning Area.

To undertake intersection improvements (signage and crosswalks, sidewalks) at the Main Street/Kinsmen's Drive and Main Street/Mayor Avenue intersections.

To ensure that a regular community cleanup program is maintained within the municipality.

To provide municipal services at environmentally acceptable standards.

To undertake a tree planting program to improve the visual character of the downtown area, which will form part of the Downtown Improvement Scheme.

To ensure that the three road entrances to Bishop's Falls present a pleasant introduction to the Town. Land uses which would not enhance entrances will not be permitted and property owners will be encouraged to maintain existing properties through provisions of an Occupancy and Maintenance By-law.

To preserve the rural areas of the town in their natural state.

To control development along the roadways in the rural areas, particularily the Trans Canada Highway, Botwood Highway and the Old Botwood Highway.

2.8 Municipal Finance

Goal: To manage municipal expenditures and revenues so as to provide necessary municipal services within a framework of long-term financial stability.

Objectives: To manage municipal expenditures within a framework of restraint and maximum return on investment.

To set municipal taxes at a realistic level considering the desired capital and operating expenditures.

To manage the municipal debt load within a realistic framework, considering the Town's ability to generate revenue and to meet its expenditures over the long term. Annual debt charges will be reduced during the Planning Period with the objective that it not exceed 25% of total revenues.

To manage the municipal public works program so that the municipality can be provided with adequate services throughout the planning period.

3. THE LAND USE PLAN

The following policies with accompanying Maps 3.1, 3.2 and 3.3 constitute the land use component of the Bishop's Falls Municipal Plan, 1983 - 1993. Included are all policies which are seen as necessary by Council to ensure that the physical development of Bishop's Falls is undertaken in an efficient and economic manner during the ten-year (1983 - 1993) life of this municipal plan. The Land Use Plan is meant to complement the Goals and Objectives outlined in Section 2.

3.1 General Land Use Policies

The following policies can be categorized as general in scope in that they can be applied to more than one land use designation and to different sections of the Municipality of Bishop's Falls. They are therefore presented as a separate section of this Land Use Plan.

i) Subdivision Policies

Proposed subdivision development will be subjected to a comprehensive evaluation by Council. The content of this evaluation will be detailed in the Land Use Zoning and Subdivision Regulations. The evaluation may include:

(a) a full investigation of all physical features of the site and the resulting opportunities and constraints to development. Where possible, the layout of proposed lots and roads should complement the topography.

(b) a demonstration of how the proposed subdivision will mesh with roads on adjacent lands and provide for future access to undeveloped lands in the area.

(c) an investigation to ensure compatibility between the subdivision and the land uses, both existing and future, in the surrounding area. Emphasis will be on having a proper design of the subdivision to ensure a high quality living environment, including buffering from incompatible land uses such as railway uses.

(d) a close look at proposed municipal services and the capital and maintenance costs of providing these services.

ii) Subdivision Agreement

In approving a proposed subdivision, Council may require the developer to enter into a subdivision agreement with the Municipality.

iii) Parkland Conveyances

A minimum of 5% of the land developed for subdivision purposes shall be dedicated to the municipality as parkland. In order to be acceptable, the land must be suitable for recreation purposes. Council may accept from the developer in lieu of such land conveyance, the payment of a sum of money equal to 5% of the value of the land to be subdivided as determined by an appraisal of the property at the date of subdivision approval.

iv) Municipal Services

New development will only be permitted in areas which can be provided with full municipal water and sewage services. Areas where water pressures are in doubt, e.g., where fire flows cannot be guaranteed at all times, may be excluded from development until services are upgraded.

Any development permitted in the Grenfell Heights and Thirteen Mile Crossing areas shall be on the basis of individual water and sewage services to the standards of the Department of Health and Council.

v) Easements and Emergency Access

Where land is required for utility easements or emergency access, such land shall be obtained for the appropriate agency in the course of approving subdivision or other development applications.

vi) Soil and Drainage

Development shall only be permitted on lands having soil and drainage conditions which are suitable to permit the proper siting and development of the proposed uses.

vii) Building Setbacks

Building setbacks from roads shall be provided in accordance with the zoning and subdivision regulations to preserve the right-of-way widths specified in this Plan. Such setbacks should be sufficient to allow appropriate landscaping and to permit the parking and movement of vehicles clear of any road allowance.

viii) Parking and Loading Facilities

Off-street parking areas and loading facilities may be provided for the applicable uses as required by implementing zoning regulations.

ix) Development of Non-residential Uses

As a condition of approval for the development or redevelopment of any non-residential use, the Municipality may require the following facilities along that side of the lot which adjoins a non-compatible use:

(a) increased yards;
(b) planting strips, screenings, fencing and/or berms; and
(c) prohibitions on parking, delivery, loading and open storage.

x) Access to Public Streets

All development must front on a publicly maintained street.

xi) Control of Ribbon Development

Ribbon development along Botwood Highway and Grenfell Heights Extension shall not be permitted beyond existing limits. Residential infilling within existing limits may only be permitted where associated with resource based rural uses such as Agriculture and Forestry.

3.2 Specific Policies - Land Use Designations

The land resources of the Bishop's Falls Planning Area shall be managed in accordance with the proposed land uses shown on Maps 3.1, 3.2 and 3.3 and the land use policies contained within this Municipal Plan.

Maps 3.1, 3.2 and 3.3 establish the pattern of development by dividing the Planning Area into the following land use designations:

Residential - Short Term
Long Term
Mobile Home

Commercial - Highway Service
General
Town Centre

Mixed Use

Industrial - General
Light

Industrial/Commercial

Open Space (A) - Conservation
Flood Hazard
Steep Slopes
Watershed

Open Space (B) - Recreation
Recreation Facility

Development Reserve

Community and Social Service

Agriculture/Forestry/Watershed

Rural

Comprehensive Development Area

Transportation.

The following policies are to be applied specifically to the designations listed above and outlined on Maps 3.1, 3.2 and 3.3.

Land use examples are provided within these designations to give an indication of the Permitted or Discretionary Uses to be considered within each designation.

Permitted uses are those which satisfy the major policy objectives of the land use designation in question. In contrast, discretionary uses are those which Council would only wish to permit in selected locations within the designated area or according to selective standards. Council may wish, for example, to permit single family detached housing throughout the area designated for Residential use. It may wish, on the other hand, to be discretionary in permitting town housing or apartment buildings within the Residential area.

The distinction between Permitted and Discretionary Uses will also be incorporated into the Land Use Zoning Regulations drawn up to implement the Plan.

3.2.1 Residential Uses

There are three categories of residential land uses designated within the Planning Area. They are:

Residential - Short Term
Residential - Long term; and
Mobile Home Residential.

Residential uses may also be permitted within the Town Centre Commercial and Mixed Use designations dealt with later in this Plan.

A) Residential - Short Term

Policies

(i) General Intent

This designation is applied to areas where priority will be given to new residential development or to maintaining existing residential neighbourhoods. Development or redevelopment of these lands during the Planning Period (1983 - 1993) is seen to hold the greatest social and financial advantages to the Municipality, compared with alternative locations.

(ii) Uses

All types of permanent residential uses (excluding mobile home uses) may be allowed within the Residential - Short Term designation. Single family detached and semi-detached residential uses may be Permitted Uses throughout the area. Higher density (e.g., town houses) uses and senior citizens' housing may be treated as Discretionary Uses. The specific types and densitites of uses permitted shall be established in the Bishop's Falls Land Use Zoning and Subdivision Regulations.

Compatible open space and community and social service uses (e.g., parks, churches) may be located within Residential areas, provided that:-

a) the use does not conflict with neighbouring uses;
b) the dominant use within the area continues to be residential; and
c) adequate pedestrian and vehicular access and on-site parking can be provided.

Local convenience stores and other limited commercial uses (e.g., hairdresser) which serve local neighbourhood needs only may be permitted within residential areas provided that the commercial use is clearly subsidiary to the residential use (e.g., where the commercial use is contained within the residence). Uses should be in proximity to a major road and, in the case of convenience stores, be preferably located near recreational or community and social service uses.

(iii) Permitted Locations

The King's Road Subdivision (east of Valleyview Road) is the site having the highest potential for immediate residential development. It also has high potential for senior citizens' housing. The Adams' Subdivision (REWA Street) and various other sites suitable for infilling and limited expansion of development also have potential for residential development during the planning period.

The Fox Farm Subdivision (Main Street West, south of the tracks) also has high potential for residential development during the Planning Period.

No additional residential development will be permitted at Grenfell Heights Extension and Thirteen Mile Crossing unless it can be fully demonstrated that a residence is required to support a legitimate Rural use (see Section 3.2.11).

(iv) Comprehensive Development Scheme - Fox Farm Subdivision

Before development is permitted on the Fox Farm Subdivision, a Comprehensive Development Scheme shall be prepared for the property. The scheme should address the major factors affecting development of the site, including:

- access to the site from Main Street, keeping in mind the proposed extension of Main Street along the northern perimeter of the site;
- recreational use of the lagoon west of the site and the land surrounding it, in conjunction with the Exploits River shoreline ; preservation of pedestrian access to these resources;
- assurance that gravel extraction from the site has not made it susceptible to flooding by the Exploits River and therefore undevelopable;
- assurance that development of the site will produce no long term financial burden for the municipality;
- the provision of municipal water and sewage services to the site; in particular assuring that sewage can be disposed to the satisfaction of the Town and the Department of the Environment.
- see also Section 3.1.

The plan of subdivision drawn up for the site should take full advantage of all natural features of the site and its relationship with the Exploits River, the lagoon to the west and developed land uses to the east.

B) Residential - Long Term

Policies:

(i) General Intent

Land has been designated Residential - Long Term to establish its suitability for residential development in the long term, i.e., beyond the 1983 - 1993 Planning Period. The major constraint to development of these lands during the Planning Period is the lack of municipal services, principally water supply. Comprehensive Development Schemes are required before development approval will be considered by Council.

(ii) Uses

Permitted and Discretionary uses within Residential - Long term areas shall be as indicated for Residential - Short term areas (see Residential - Short term, policy (ii)).

(iii) Permitted Locations

Three locations are designated on Map 3.1 for Residential - Long term use. They form a band of land lying between the 38 and 45 metre contours (approximately), beginning west of Newtown Road and ending east of Valleyview Road.

(iv) Comprehensive Development Schemes

Development of all three of these sites shall be preceeded by Comprehensive Development Schemes to be prepared by the developer.

The Schemes should cover the following:-

- the most cost efficient means of servicing the sites, considering the high capital investment required to extend services up Newtown and Valleyview Roads;
- the provision of road access to the sites and the possible reservation of future access to adjoining sites;
- the relationship between each site and the built up community, in terms of, for example, shopping needs, playground space and pedestrian circulation.
- see also Section 3.1.

C) Residential - Mobile Home

Policies:

(i) Uses

Mobile homes shall be the only residential use permitted within this designation. Discretionary uses may include a convenience store and a neighbourhood playground.

(ii) Permitted Locations

The three sites which have been developed as mobile home subdivisions are designated for this purpose. These are the two sites accessing on Main Street West (Eltero Park and west of the Adams' Subdivision, south side of Main Street)and the East Trailer Court, lying immediately west of Powerhouse Road.

The Site proposed for future Mobile Home Residential use lies east of Country Road. It would require road access across the Grand Falls Railway tracks to Marshall's Drive, (assuming that access from Country Road is not feasible due to topographic constraints and the land ownership and development pattern along Country Road).

(iii) Development Standards

Development of mobile home sites shall be treated as any conventional housing development and shall conform to the standards established in the Mobile Home Development Regulations, 1976 administered by the Department of Municipal Affairs and the Bishop's Falls Land Use Zoning and Subdivision Regulations.

(iv) Comprehensive Development Scheme

A Comprehensive Development Scheme shall be required prior to development of the site east of Country Road. This scheme shall resolve the following issues:-

- whether soil conditions are suited to development;
- the most feasible means of providing road access to the site (via Country Road and/or Marshall's Drive);
- buffering from the railway line to the south and the transmission line to the east;
- see also Section 3.1.

The plan of subdivision prepared for the site shall meet the requirements of the Mobile Home Development Regulations, 1976 and the Bishop's Falls Land Use Zoning and Subdivision Regulations.

3.2.2 Commercial Uses

There are three categories of commercial land uses designated within the Planning Area. They are:

Commercial - Highway Service
Commercial - General
Commercial - Town Centre.

Commercial uses are also permitted within the Mixed Use and Industrial/Commercial designations dealt with later in this Plan.

A) Commercial - Highway Service

Policies:

(i) General Intent

The Highway Service designation refers to uses which provide services to the travelling public.

(ii) Uses

Commercial uses which are highway related may be permitted, e.g., a service station or restaurant.

(iii) Permitted Locations

Only one site is designated for Highway Service use in this Plan (west of the TCH Access Road), currently occupied by a service station. Highway related commercial uses could be permitted within the Industrial/Commercial and Mixed Use designations.

B) Commercial - General

Policies:

(i) Uses

The uses permitted in General Commercial areas may include business and professional offices, retail shops and service uses (e.g., dry cleaners and barbershops). Uses which could be incompatible with adjoining development due to, for example, traffic generation, noise or visual unattractiveness may be allowed, on a discretionary basis only. These shall include service stations, lounges, take-out restaurants and amusement uses (e.g., games arcade).

Two sites are designated General Commercial specifically to accommodate enterprises which will cater primarily to the needs of residents in their local areas. They are Main Street/Mayor Avenue and Main Street West. Uses permitted on these sites may include convenience stores, personal service uses (e.g., hairdressers) and small retail shops.

(ii) Compatibility of Uses

The uses permitted should be compatible with adjoining (principally residential) uses in the various locations throughout the Planning Area. Screening or buffer planting may be required between commercial uses and adjacent residential uses.

(iii) Accessory Residential Uses

Accessory residential uses shall conform to this Plan.

(iv) Access and Parking

Future General Commercial uses shall be located so as to provide a high level of access. Sites should be designed so as to provide easy access and adequate parking, as required.

C) Commercial - Town Centre

Policies:

(i) General Intent

The intent of the Commercial - Town Centre designation is that the Station Road/Helen Tulk Memorial Avenue Area be encouraged as the central commercial area of the Town during the Planning Period. Other local commercial centres are Main Street/Mayor Avenue and Main Street West, which will serve the local needs of these areas. This Plan and its Zoning Regulations will recognize Town Centre Commercial Uses existing in the Station Road/Helen Tulk Memorial Avenue area (e.g., pharmacy, medical clinic, liquor store) and encourage other enterprises to locate there.

(ii) Uses

The uses permitted within the Commercial - Town Centre designation may include retail shops, government and civic buildings, restaurants, financial and business offices, general assembly uses (e.g., community halls), medical and professional uses, and other assembly and business uses conforming to the Town Centre concept. Residential uses may be permitted, only as accessory to commercial uses. Uses requiring extensive land areas or open storage shall not be permitted.

(iii) Improvement Scheme Requirement

Council shall support the preparation of an Improvement Scheme for the Town Centre, in conjunction with Town Centre businessmen. This scheme shall provide a comprehensive approach to development/redevelopment of the Town Centre. It should provide the following:-

- an overall design for the block;
- the use of vacant land and abandoned buildings;
- use of the Grand Falls Central Railway right-of-way, both in its present state and in future (assuming eventual abandonment);
- pedestrian access, including improvement of the Main Street/Station Road intersection;
- upgrading of existing businesses, where required;
- design standards which would give existing and proposed buildings a consistent character;
- adequate parking;
- measures such as tree planting and signage which could improve the character of the area; and
- possible funding sources to implement the scheme.

3.2.3 Mixed Use

Policies:

(i) General Intent

The intent of the Mixed Use designation is to permit residential uses and compatible commercial uses on the affected site (east of the TCH Access Road, via Maple Street). The most desirable combination of uses are to be established in a Development Scheme prepared for the site.

(ii) Uses

The residential uses permitted may include single family detached and double dwellings. Town housing may be permitted on a discretionary basis. The commercial uses permitted on the site may include retail shops and business and professional offices. These uses shall be designed to serve the surrounding neighbourhood. If the interchange between the TCH Access Road and the Trans Canada Highway is built in future, commercial uses which serve the travelling public could be incorporated as well.

(iii) Comprehensive Development Scheme

A Development Scheme is required for the site designated for Mixed Use on Map 3.1. The Scheme should address several factors important to the site. These shall include:

- the wet area in the north eastern corner of the site.
- the relationship with the R. C. Cemetery.
- the need for alternate access to the site (in addition to Maple Street), which presumably would be to the TCH Access Road or possibly Hampton's Hill Road.

- the future relationship with the Trans Canada Highway, determined by whether it will be expanded to a divided highway and the type of interchange (two-way or four-way) to be established.

3.2.4 Industrial Uses

There are two industrial designations established within the Bishop's Falls Planning Area. These are:-

Industrial - General
Light.

Industrial uses are also permitted within the Industrial/ Commercial designation (see Section 3.2.5).

A. Industrial - General

Policies:

(i) General Intent

The Industrial - General designation covers a range of existing and proposed industrial uses. Their common characteristic is that they should not have the potential for major conflict with residential uses, provided measures such as proper siting and buffering are observed. They should involve only very limited hazardous substances and processes.

(ii) Uses

The uses permitted within this designation include warehousing and distribution uses, rail transportation terminals and facilities, manufacturing/fabricating uses and electric power generation.

Discretionary uses to be considered within the Industrial - General designation may include complementary commercial enterprises, e.g., personal service uses, business offices and recreational facilities for the use of employees or adjacent residents.

(iii) Permitted Locations

The sites designated for Industrial - General uses include the two railway rights-of-way running through the town and the central railway facilities on Station Road. Also included is the major utility east of the Sir Robert Bond Bridge, the warehousing, distribution and fabrication operations along Main Street West and the extensive undeveloped parcel north of Diamond Pond.

(iv) Comprehensive Development Scheme

A Development Scheme will be required for the land designated Industrial - General, lying north of Diamond Pond prior to development being approved. This land is approximately 32 hectares in area. The scheme shall include the following:-

- recommendation, based on a feasibility study, on the general industrial uses most likely to be attracted to Bishop's Falls.
- a geotechnical assessment of soils, topography and drainage.
- a staging plan for phasing of the development.
- a subdivision and servicing plan, which should provide a conceptual design for development of the overall site and detailed design for Phase 1.
- an account of costs and benefits to the municipality that would result from the development, including the costs of extending services to the site, maintenance costs and the potential tax revenue to be gained.
- a proposal on how to gain two road accesses to the site, across the CNR and Grand Falls Railway rights-of-way.
- an assessment of traffic generation and any requirement for alterations to Main Street.
- a recommendation on any buffering required from the residential development south east of the site.
- see also Section 3.1.

(v) Open Storage

The open storage of goods or materials may be permitted for General Industrial uses, subject to the provisions of the Bishop's Falls Land Use Zoning and Subdivision Regulations.

(vi) Municipal Services

All General Industrial uses shall be serviced by municipal water and sewage systems except as may be provided for elsewhere in this Plan.

Where unserviced development may be permitted, an engineering report shall be required indicating there is an adequate supply of potable water, the method to be used for fire protection is suitable and that soil conditions permit the installation of a waste disposal system which complies with the standards of the Departments of Health and Environment.

B) Industrial - Light

Policies:-

(i) General Intent

The intent of the Industrial - Light designation is to permit industrial uses which will have minimum incompatibility with adjoining uses such as residential and institutional uses. Light Industrial uses should be appreciably free of hazards or nuisances (e.g., noise, smell, unsightly yards) to adjoining properties, if properly managed.

(ii) Uses

Wholesaling and warehousing uses, accessory office uses and recreational open space uses and utility uses may be permitted. A small slaughterhouse operation is located on the Farmers' Co-op property which does not conform to the intent of this Plan.

(iii) Permitted Locations

Four locations are designated for Industrial - Light uses. The largest lies immediately east of the Eltero Trailer Park and contains warehousing and storage uses as well as undeveloped land. The other three sites contain utility uses: two on Hampton's Hill and one fronting on Main Street East.

(iv) Future Development

Future development of the Farmers' Co-op site shall conform to the Industrial - Light designation of this Plan. The slaughterhouse operation should be discontinued.

In considering proposals to further develop the site, Council will regard the following factors as critical:-

- compatibility with residential properties to the south and west, including retention of an adequate buffer strip, as indicated on Map 3.2.

- improvement of the present road access to the site and the need for a second access with additional development.

3.2.5 Industrial/Commercial Uses

Policies:-

(i) General Intent

The intent of the Industrial/Commercial designation is to permit a combination of light industrial and commercial uses in the Fox Farm Subdivision, north of the tracks. The Commercial uses should be those which relate to the highway as well as any local commercial uses required by virtue of additional development of the site.

(ii) Uses

Industrial uses permitted may include warehousing, storage and distribution uses.

Commercial uses permitted may include highway related uses such as a motel, restaurant or service station. Uses permitted within the Commercial - General and Commercial - Local designations may also be considered as discretionary uses within the Industrial/Commercial designation.

(iii) Comprehensive Development Scheme

A Development Scheme will be adopted by Council under this Plan prior to approving any development. This Scheme shall provide a subdivision and servicing plan for the site and resolve the following issues:-

- the most feasible means of providing water and sewage services to the site, considering both capital and maintenance costs;

- the most suitable combination of industrial and commercial land uses for the site;

- the most suitable location for recommended land uses, using as a guide that Commercial uses may be located along Main Street (or the proposed westward extension of Main Street south of the Grand Falls Central Railway Line), and Industrial uses in the western part of the site.

- see also Section 3.1.

3.2.6 Open Space (A) Uses

The overall intent of Open Space (A) designations is to prevent development within areas of the Planning Area where such development could present a hazard to the natural environment or where property damage could result from natural hazards (e.g., flood, slumping due to steep slopes). The official buffer strips designated along the Trans Canada Highway and the Botwood Highway are included within an Open Space (A) designation. Cemeteries within the planning area are also included.

There are five categories of Open Space (A) land uses designated within the Planning Area. These are:

Open Space
- Conservation
- Flood Hazard
- Steep Slopes
- Watershed

A) Open Space - Conservation

Policies:-

(i) General Intent

The intent of this designation is to prevent the development of permanent structures and to preserve the natural environment in sections of the Planning Area. The land abutting the Trans Canada Highway and the Botwood Highway is designated Open Space - Conservation in order that maximum safety and efficiency is achieved along those routes as per policies of the Provincial Department of Transportation.

(ii) Uses

No permanent buildings or structures may be permitted on lands designated for Open Space - Conservation, except those necessary for environmental protection (e.g., for flood or erosion control). Uses permitted may include passive recreational uses such as hiking trails or a small picnic area. Cemeteries within the Planning Area are also included within the Open Space - Conservation designation and are identified by the letter "C" on Map 3.1.

(iii) Public Access

Public access shall be preserved to all Open Space - Conservation areas wherever possible through, for example, the use of publicly owned lands or the granting of land to Council for parkland purposes.

B) Open Space - Flood Hazard

Policies:-

(i) General Intent

The intent of the Open Space - Flood Hazard designation is to prevent development on land susceptible to flooding. This Plan considers 15.40 metres geodetic as the elevation below which development should not be permitted. Additional studies on flood susceptibility may determine that another elevation(s) should be used as the maximum flood line. If this is determined, the recommended standards shall be adopted by amendment to this Plan.

(ii) Uses

No permanent buildings or structures may be permitted on lands designated for Open Space - Flood Hazard, except those required for flood control. Recreation uses such as hiking trails, picnic tables and playground facilities may be permitted on a discretionary basis.

C) Open Space - Steep Slopes

Policies:-

(i) General Intent

The intent of the Open Space - Steep Slopes designation is to prevent development on land within the Planning Area having slopes greater than 15%. Development on such land is considered undesirable because of the erosion drainage and servicing problems it can cause, resulting in expenses to both the property owner and the municipal council, as well as potential safety problems.

(ii) Uses

No uses shall be permitted within the Open Space - Steep Slopes designation, except those necessary to prevent erosion. Limited recreational uses such as hiking/ski trails may be allowed by Council on a discretionary basis. Limited use of Open Space - Steep Slopes land may also be allowed to gain road access to developed areas.

D) Open Space - Watershed

Policies:-

(i) General Intent

Land within the Planning Area contained in the Peter's River watershed is designated Open Space - Watershed. The purpose of this designation is to preserve water quality within the watershed, which supplies water to the Town of Botwood (see Map 3.3). The watershed boundary also contains part of the Wooddale Agricultural Development Area, (see Agriculture/Forestry/Watershed designation).

(ii) Uses

Use of the watershed will be limited to passive recreation uses such as hiking, fishing and canoeing, until such time as a study is completed which carefully considers the watershed's resources and uses which are compatible with the municipal water supply priority.

No permanent buildings or structures will be permitted within the watershed except those required to control erosion. Resource development such as aggregate mining and wood harvesting which could affect erosion and drainage patterns within the watershed will not be permitted, pending completion of a resource use study.

Uses within the Agricultural Development Area will be permitted as outlined in the Agricultural Development Area Plan and the objectives of the Wooddale Tree Nursery operation, with the overriding priority to preserve water quality in Peter's River (see Section 3.2.10).

3.2.7 Open Space (B) Uses

The overall intent of Open Space (B) designations is to provide for a variety of recreation uses within the Bishop's Falls Planning Area.

There are two categories of Open Space (B) land uses designated:-

Open Space - Recreation
Recreation Facility.

A) Open Space - Recreation

Policies:-

(i) Uses

A range of athletic and general recreation activities may be permitted on lands designated Open Space - Recreation.

Permitted uses may include hiking and all leisure and/or unorganized recreation activities.

Activities which require the use of developed facilities are included under the Open Space - Recreation Facility designation.

No development other than recreational uses will be permitted.

(ii) Access and Buffering

Major purposes for Open Space - Recreation land shall be to provide pedestrian access to recreation facilities and to act as a buffer between incompatible land uses (e.g., industrial and residential uses).

B) Open Space - Recreation Facility

Policies:-

(i) Uses

Permitted uses may include developed and proposed athletic and other recreation facilities such as the stadium, ball-fields, camping, playground facilities and associated parking areas.

Uses allowed on a discretionary basis will be those which cater to the users of recreational facilities such as food concessions.

(ii) Increased Use of Facilities

Efforts will be made to promote increased public use of recreational facilities operated by the Municipality and those owned by other public authorities such as school boards, in co-operation with the authorities concerned.

(iii) Parkland Dedication

Subdivision development may include the dedication of land for recreational use (see Section 3.1).

3.2.8 Development Reserve

Policies:-

(i) General Intent

The purpose of the Development Reserve designation is to reserve land for development in the long term future. The

land involved is not considered suitable for development in the foreseeable future due to servicing limitations and the availability of more developable land elsewhere.

The land shall be re-evaluated during the next municipal plan review as to its suitability for development.

(ii) Uses and Phasing of Development

Development Reserve lands are generally considered to be most suitable for residential and commercial land uses. However, this will need to be further evaluated in future.

Uses which are not detrimental to the long term use of Development Reserve lands may be permitted. Otherwise, development will not be considered until all areas designated for development in this Plan are substantially occupied.

3.2.9 Community and Social Service Uses

Policies:-

(i) Uses

Lands are designated Institutional in order to permit government, church, educational and other uses which are for the general or limited use of the public. Permitted uses shall include schools, churches, government offices and facilities. Community and social service uses may also be permitted within Residential and Town Centre Commercial uses, as outlined elsewhere in this Plan, provided such criteria as adequate access and parking are met.

Accessory uses such as school recreational facilities may also be permitted within the Community and Social Service designation.

3.2.10 Agriculture/Forestry/Watershed Uses

Policies:-

(i) Uses

The land within the Planning Area lying in the Wooddale Agricultural Development Area and containing the Wooddale Tree Nursery Complex also forms part of the Peter's River Watershed (see Section 3.2.6(D). It is designated for Agriculture/Forestry/Watershed uses.

Legitimate activities permitted under these operations may be permitted by this Plan.

(ii) Municipal Services

Any development which requires (or may require) municipal services from the Town of Bishop's Falls will not be permitted.

(iii) Watershed

It shall be a priority of Council for proper farming and forestry practices to be employed so as to preserve the water quality of the Peter's River in the long term for the Town of Botwood.

3.2.11 Rural Uses

Policies:-

(i) General Intent

Lands are designated Rural in order that they be preserved for legitimate rural purposes and not contain development permitted in the built up portions of the municipality.

(ii) Uses

No development shall be permitted within Rural areas except that associated with forestry, agriculture, fishing and hunting or other rural based industry or activity.

Small scale quarrying may be permitted provided permits are gained from the Department of Mines and Energy.

A small airstrip proposed in the eastern portion of the Planning Area (site located on Map 3.3) may be permitted within the Rural designation.

Public utility uses such as transmission lines may be permitted along with communication antennae.

Residential uses will not be permitted except as accessory to a Rural use as indicated above and provided it can be demonstrated that it is necessary for support of the Rural use to locate the residence in the rural area (as opposed to within the built-up municipality).

Recreational uses (those not requiring permanent structures) may be permitted throughout the Rural area.

(iii) Grenfell Heights Extension and Thirteen Mile Crossing

Particular priority will be given to ensuring that development is controlled along Grenfell Heights Extension and Thirteen Mile Crossing, the latter in conjunction with the Development Control Division, Department of Municipal Affairs. Only uses concerned with agriculture or other resource based use may be permitted. Additional residences shall not be permitted except as accessory to resource based uses. Under no circumstance shall uses be permitted which require, either now or in future, municipal services from the Town of Bishop's Falls.

Building setbacks

Any future buildings permitted in these areas should have a large minimum setback from the highway right-of way to enhance the rural character of the areas. In the Grenfell Heights Extension area, setbacks should be also sufficient to permit future widening of the Old Botwood Highway.

Increased Access - Grenfell Heights Extension

Current plans call for Main Street to be re-connected to Grenfell Heights Extension west of the present interchange between Main Street and the Trans Canada Highway (see Map 3.2). If this occurs, it will be necessary to conduct further evaluation of the Grenfell Heights Extension area to determine its most desirable long term usage.

(iv) Development Assessment

Any major development proposed within the area designated Rural (e.g., a major quarrying operation) shall be given special study and/or an environmental assessment (to be determined by the Department of Environment). Such development will require an amendment to this Plan.

(v) Municipal Services

Under no circumstances will development be permitted which requires, now or in future, municipal services from the Town of Bishop's Falls. The implementing Zoning Regulations will establish minimum lot areas to ensure that servicing problems are averted which could require future municipal services.

3.2.12 Comprehensive Development Areas

Policies:-

(i) General Intent

Areas designated Comprehensive Development Areas on Maps 3.1 and 3.2 are those which require detailed evaluation prior to development approval being considered by Council. The major items to be studied in each scheme are outlined throughout this Plan. Each Scheme shall be prepared pursuant to Section 31 of The Urban and Rural Planning Act. Further, each Scheme shall be adopted by Council and form part of this Plan, as established in Section 32 of The Urban and Rural Planning Act.

3.2.13 Transportation Uses

Policies:-

(i) General Intent

The road transportation system is based on and designed to facilitate the satisfactory movement of both people and goods to and from the various land use areas within the Planning Area, as well as to facilitate through traffic movement.

(ii) Uses

Three types of roads are identified on Maps 3.1 and 3.2:

Arterial, Collector and Local.

Arterial roads are the Trans Canada Highway, Botwood Highway and Main Street. They are either regional in nature or connect the various sub areas and neighbourhoods of the town.

Individual accesses are not permitted along the Trans Canada Highway and the Botwood Highway, in keeping with the policies of the Development Control Division, Department of Municipal Affairs and the Department of Transportation.

Individual accesses along Main Street are permitted but should be limited where possible to public road intersections and other major traffic generators in order to ensure free flow of traffic. The standard right-of-way should be 30 metres where possible.

Collector roads are those that link local streets with arterials and carry intra-urban traffic as well as local traffic. Access should not be limited but should be properly planned. The standard right-of-way for a collector road should be 22 metres. Limited on-street parking may be allowed.

The roads falling under this classification include Grenfell Heights Extension, the Kinsmen's Drive/Mayor Avenue loop and Station Road.

Local roads are intended to serve abutting frontages and generally are not used by traffic except to approach the developments or properties which front on them or on other adjoining local streets. The width of pavement and the provision of sidewalks should be related to the traffic volumes on the specified road. As a general standard, the right-of-way for a local road should be 15 to 20 metres with limited on-street parking.

The remainder of the roads shown on Maps 3.1 and 3.2 fall under this category.

(iii) Interchanges with the TCH

Two future interchanges with the TCH are shown on Maps 3.1 and 3.2. One is at Main Street West and would be a four-way interchange involving the connection of Main Street with Grenfell Heights Extension. The other is shown as an Interchange Reserve on Map 3.1, at the intersection of the TCH Access Road and the Trans Canada Highway. The need for an interchange at this location should be assessed if a future decision is made to expand the TCH to a four-lane divided highway. An evaluation should be made at this time of the costs and benefits of a two-way versus a four-way interchange. Council will encourage the development of a four-way interchange at this location, should the divided highway be developed.

(iv) Future Access Points

Potential future access points into undeveloped lands are shown on Maps 3.1 and 3.2. The most suitable locations, along with internal road networks, will be established at the time that Comprehensive Development Schemes are prepared for the properties in question.

4. IMPLEMENTATION

The Municipal Plan will be implemented over the next ten years through decisions of Council and affected agencies such as Terra Transport, the Department of Transportation and the Department of Development. Of particular importance to Council are the following:

(i) effective administration of the Plan;

(ii) the adoption of an annual capital works program;

(iii) the adoption of Land Use Zoning and Subdivision Regulations;

(iv) the adoption of development schemes; and

(v) the procedure for considering amendments to the Plan.

4.1 Administration of the Plan

For the purposes of administering the Plan, the Proposed Land Use Maps 3.1, 3.2 and 3.3 shall be read only in conjunction with the Goals, Objectives and Policies outlined in this document. All development applications will be carefully evaluated as to their conformity to the Plan. The full conformity of all proposals to the Plan shall be required by Council.

The boundaries of land use designations shown on Maps 3.1, 3.2 and 3.3 are meant to be general, except where they coincide with roads or other prominent physical features, where they are intended to define the exact limits. It is intended that no amendment to this Plan shall be required to permit minor adjustments to these boundaries. Other than such minor changes, no development shall be permitted that does not conform to this Plan.

Once conformity to the Plan has been established, Council will ensure that all development proposals are given a comprehensive review which shall include circulation to all affected public departments and agencies. Council's final decisions will be based on the desire to guide the development of Bishop's Falls in the best long-term interests of its citizens.

All persons wishing to develop land for any purpose within the Bishop's Falls Municipal Planning Area shall apply to Council for permission through the established procedure. Council may approve applications with or without conditions. The appeal of all Council decisions to the Regional Appeal Board or a Local Appeal Board, if established, will be permitted.

Before major land developments within the Planning Area are approved, a development agreement may be required, which will be signed by both the developer and the Council. This agreement shall establish the conditions under which development may proceed and shall be binding to both parties. Conditiions governing development may also be enforced by being attached to the development permit.

Nothing in this Plan shall affect the continuance of land uses which are lawfully established on the date that the Plan comes into effect.

4.2 Public Works Program

An annual public works program will be adopted and implemented by Council. This will include five year projections of work to be undertaken as required by The Municipalities Act.

The following major projects are seen as necessary to be undertaken during the 1983 - 1993 Planning Period in order to implement the objectives and policies of this Municipal Plan. The program also includes studies which should be carried out.

The Projects listed are those seen as being required during the first five years of the Planning Period. Priorities for projects to be carried out during the second five years of the period will become apparent during the next two to three years. Projects are not listed in order of priority. Ongoing construction and maintenance programs are not included.

Preliminary cost estimates are provided (where possible) in 1983 dollar values. Engineering fees and financing charges are not included.

Time Frame	Project	Estimated Cost
0 - 5 hrs.	Road Reconstruction and Storm Drainage - Green Ridge, Station, Turner's and Newtown Roads; Walker's Lane, Davis Lane. 40% share of total cost	$ 122,000.00
	Recreation Complex (for Summer Games), including stadium parking lot	400,000.00*
	Equipment Purchases	45,000.00
	Expansion to Town Hall	100,000.00**
	Playground - Marshall's Drive	12,000.00
	Municipal Park ***	

* The best available estimate of total costs is $500,000. The Province has earmarked $100,000 to support the venture and the Federal Government is expected to make a grant available. The proportion of the remaining $400,000 which the Town will have to pay will depend on the Federal contribution.

** The planned expansion of the Town Hall is in a very early stage. The preliminary estimate of $100,000 could change as plans advance.

*** New municipal park facilities are being planned to replace those lost in 1983. The cost of these facilities and the proportion to be borne by the municipality are yet to be determined.

Comprehensive Development Scheme - Diamond Pond Industrial Development	$ 20,000.00*
Improvement Scheme - Town Centre	15,000.00
Intersection Improvements - Main Street and Kinsmen's Drive; Main Street and Mayor Avenue	12,000.00**

It is recognized that some of the public works listed can only be undertaken with substantial contributions from other levels of government, especially considering the Town's high debt load. For the works, or portions thereof, which are financed directly by the Town of Bishop's Falls, it is Council's intention to borrow prudently and to apply funds directly out of the town's revenue where possible.

Figure 4.1 shows total revenues and expenditures for the Town from 1978 to 1981 and it can be seen that the annual deficit has consistently been reduced but that debt charges remain high.

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* This estimated cost is to cover a feasibility study to determine the industrial uses to be most likely attracted to the development; to do a biophysical analysis of the site and to prepare a concept plan for overall development of the site.

** This estimated cost would cover an amber light, an illuminated overhead sign, a free standing aluminum pole and installation costs.

FIGURE 4.1: BISHOP'S FALLS*, REVENUES AND EXPENDITURES, 1978 - 1981

YEAR	TOTAL EXPENDITURE	TOTAL REVENUE	DEFICIT/ SURPLUS	DEBT CHARGES
1978	$489,514	$463,925	-$182,047	$238,502
1979	470,093	448,761	- 162,408	229,958
1980	940,936	963,269	- 22,333	481,939
1981	955,283	951,490	- 3,793	425,211

* Bishop's Falls Financial Statement

Council's ability to undertake major public works during the planning period will depend largely on how it manages its financial affairs.

The following are regarded as important components of a financial management program for the municipality:

(i) All proposed public works which qualify for assistance from the provincial or federal governments shall be financed on this basis. This shall include cost sharing programs with the provincial government to undertake road construction and grants under the Local Employment Assistance Program.

(ii) Funds raised by the municipality to undertake public works shall be taken from local revenue where possible. Two sources from which funds can be expected for this purpose are:

(a) new development; and
(b) property reassessment.

Minor public works in particular should be financed from current account where possible.

(iii) Mill rates and service fees shall be increased during the Planning Period to keep pace with inflation and to ensure that the 1983 level of municipal services can be maintained.

(iv) Council shall manage its debt during the Planning Period with the objective of reducing its ratio of debt charges to total expenditures to 25%.

(v) Additional borrowing to undertake major public works shall preferably be on the basis of government guaranteed loans.

(vi) 15% of annual local revenue shall be applied against the municipality's long term debt for water and sewage works, in keeping with the policy of the Department of Municipal Affairs.

(viii) Council shall pursue a break-even policy for development which will require the developer to pay for the installation of all services to municipal standards on, for example, the King's Road Subdivision.

4.3 Land Use Zoning and Subdivision Regulations

Once this Municipal Plan has been adopted, Council will proceed to adopt Comprehensive Land Use Zoning and Subdivision Regulations pursuant to Section 37 of The Urban and Rural Planning Act which states in part:-

"When the Municipal Plan comes into effect the Authorized Council shall develop fully a scheme for the control of the use of land in strict conformity with the Municipal Plan ... and shall prepare:

(a) zoning plans dividing the Municipal Planning Area into use zones;
(b) land use zoning regulations; and
(c) subdivision regulations."

The regulations will be drawn up so as to implement the Goals, Objectives and Land Use Policies of the Municipal Plan. The document will contain general land use and subdivision regulations designed to control all land subdivision and development within the Bishop's Falls Municipal Planning Area. All land within the planning area will be covered by land use zones (residential, commercial, etc.) which will provide for such detailed requirements as lot size and coverage, building setbacks and parking regulations.

The regulations will also provide for the appointment of a Local Board of Appeal by Council and establish the powers and rules of procedure of such a board. This board or the Regional Appeal Board, acting as the Local Appeal Board will be mandated to hear appeals against decisions of Council made on development proposals.

4.4 The Adoption of Development Schemes

Another means by which this Plan will be implemented is through the adoption of Comprehensive Development Schemes. The areas where these are to be prepared for and the issues to be addressed are outlined in the Plan policies and the sites identified on Maps 3.1 and 3.2. The general Terms of Reference for Development Schemes are contained in Section 31 of The Urban and Rural Planning Act.

Schemes are brought into effect in the same way as a Municipal Plan, as established in Section 32 of The Act. Once adopted by Council and approved by the Minister, a Development Scheme becomes part of the Municipal Plan.

Land or buildings which are essential to the implementation of the development scheme may be acquired by Council through expropriation or otherwise. Council may also dispose of lands acquired for this purpose subject to any building or other restrictions that may be set out in the Municipal Plan or any further Plan or Scheme.

An expense incurred by Council in acquiring lands or taking any other action for the purposes of a Municipal Plan or any further plan or scheme shall be met as part of the cost of the Municipal Plan or any further plan or scheme, and the proceeds of any sale or other disposition of the lands so acquired shall be applied against the cost of the Municipal Plan or any further plan or scheme*.

4.5 Procedure for Amending the Municipal Plan

This Plan has been prepared with the intent that no amendment be required during the next five years at the end of which another Plan Review will be undertaken.

Major changes in economic conditions or in policy direction, unforseen at this time, could however occur during the Planning Period.

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* Section 33, The Urban and Rural Planning Act.

Should an amendment need to be considered, it will be given the same evaluation and approval procedure as this Plan, including a public hearing with a Commissioner appointed by the Minister of Municipal Affairs. Evaluation of the proposed amendment will be compiled into a Background Report. The proposed amendment will include policy statements and an accompanying Proposed Land Use Map.

MAPS NOT

FILMED

CARTES

OMISES